

# **TOWN OF ESTES PARK**

## **DEPARTMENT OF BUILDING SAFETY**

### 2003 IBC MINIMUM CODE ANALYSIS

The following code analysis is the minimum requirement for architectural submittals required to be prepared by a Design Professional:

1. Identify applicable Codes: Estes Park Municipal Code, Estes Valley Development Code, 2003 IBC, IMC, IPC, IFGC, IECC, IEBC, 2005 NEC.
2. Classify the Building:
  - A. OCCUPANCY CLASSIFICATION- Compute the floor area and occupant load of the building or portion thereof. See chapter 3 and Table 1004.1.2. Determine the occupancy group which the group of the building or portion thereof most nearly resembles.
  - B. TYPE OF CONSTRUCTION- Determine the type of construction of the building by the building materials used as well as fire resistance requirements of the applicable parts of the building. See Chapter 6.
  - C. LOCATION OF PROPERTY- Determine the location of the building on the site, clearances to property lines and other buildings from the plot plan. See Table 602 for fire resistance of exterior walls and wall opening requirements based on proximity to property lines.
  - D. ALLOWABLE FLOOR AREA- Determine the allowable floor area of the building. See Table 503 for basic allowable floor area based on occupancy group and type of construction. See section 506 for allowable increases based on location on property and installation of an approved automatic fire-sprinkler system. See section 504 for allowable floor area of multi-story buildings.
  - E. HEIGHT AND NUMBER OF STORIES- Compute the height of the building, (Section 502.1) and determine the number of stories. (Section 202) See Table 503 for the maximum height and number of stories permitted based on occupancy group and type of construction. See Section 504 for allowable story increase based on the installation of an approved fire-sprinkler system.
3. Review the building for conformity with the occupancy requirements in Chapter 3.
4. Review the building for conformity with the type of construction requirements in Chapter 6.
5. Review the building for conformity with the existing requirements in Chapter 10.
6. Review the building for other detailed code regulations in Chapters 4, 7-11, 13-15, 24-26 and 30-33.
7. Review the building for conformity with structural engineering regulations and requirements for materials of construction. See Chapters 6-23.

**(970) 577-3735   ♦   P.O. Box 1200   ♦   170 MacGregor Avenue   ♦   Estes Park, CO 80517**